

Washoe County Board of Adjustment



WSUP23-0002
IVGID Tank

June 1, 2023

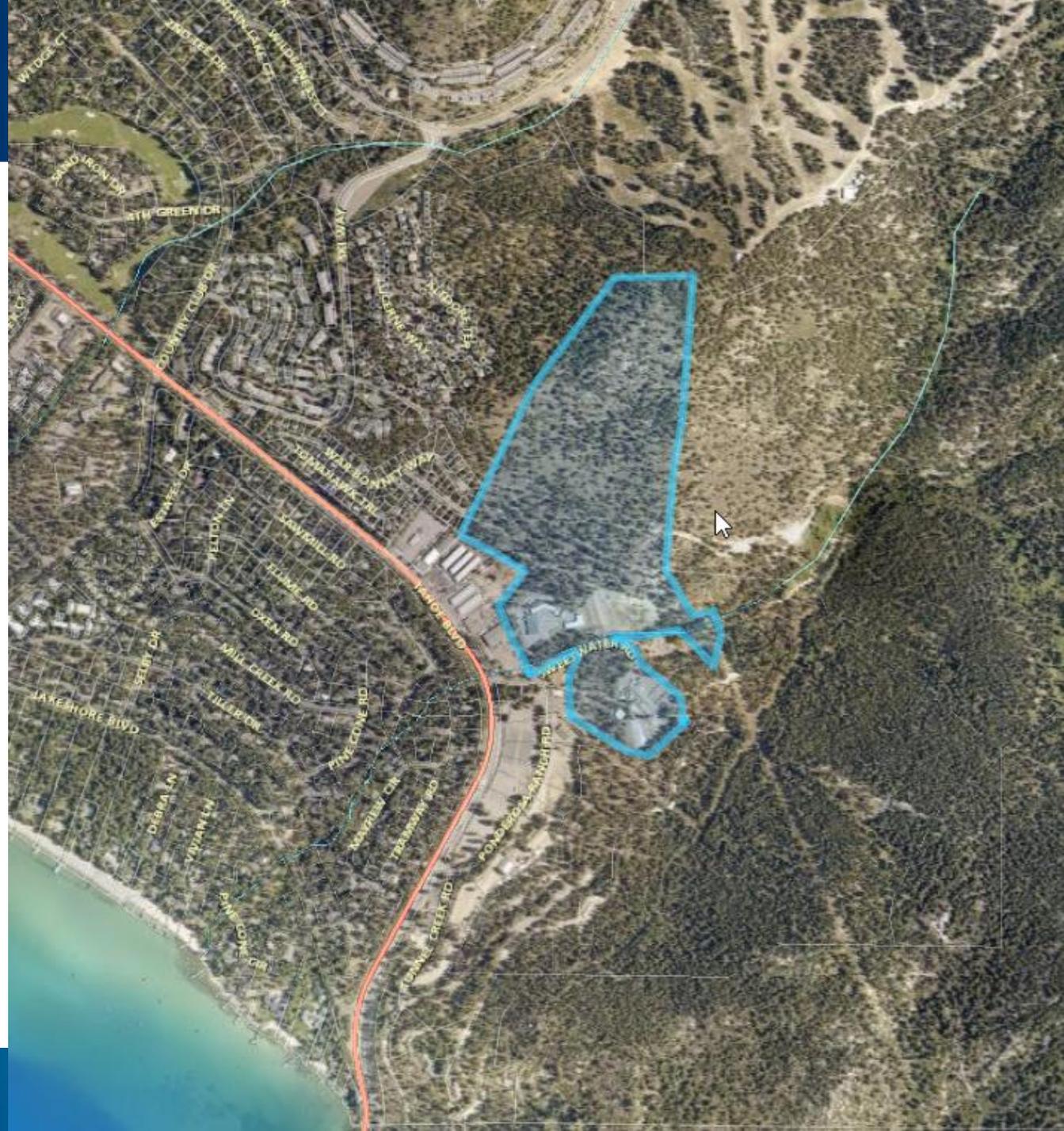
This is a request for a Special Use Permit for:

- To expand the use type public utility center per Washoe County Code (WCC) 110.220.165; and
- Major grading per WCC 110.438 for 8,900 cubic yards (CY) of cut, 9,000 CY of fill, and disturbing 100,000 SF of the site for the construction of a road and pad for a 2-million-gallon effluent water storage tank.

The request includes modifying standards:

- To allow slopes greater than 3:1 (110.438.45(a));
- Revegetation to preserve erosion control (110.438.70);
- Preservation of significant trees (110.412.25(c)); and
- Reduction of landscape standards for a civil use (110.412.40(a))

Vicinity Map



Designations



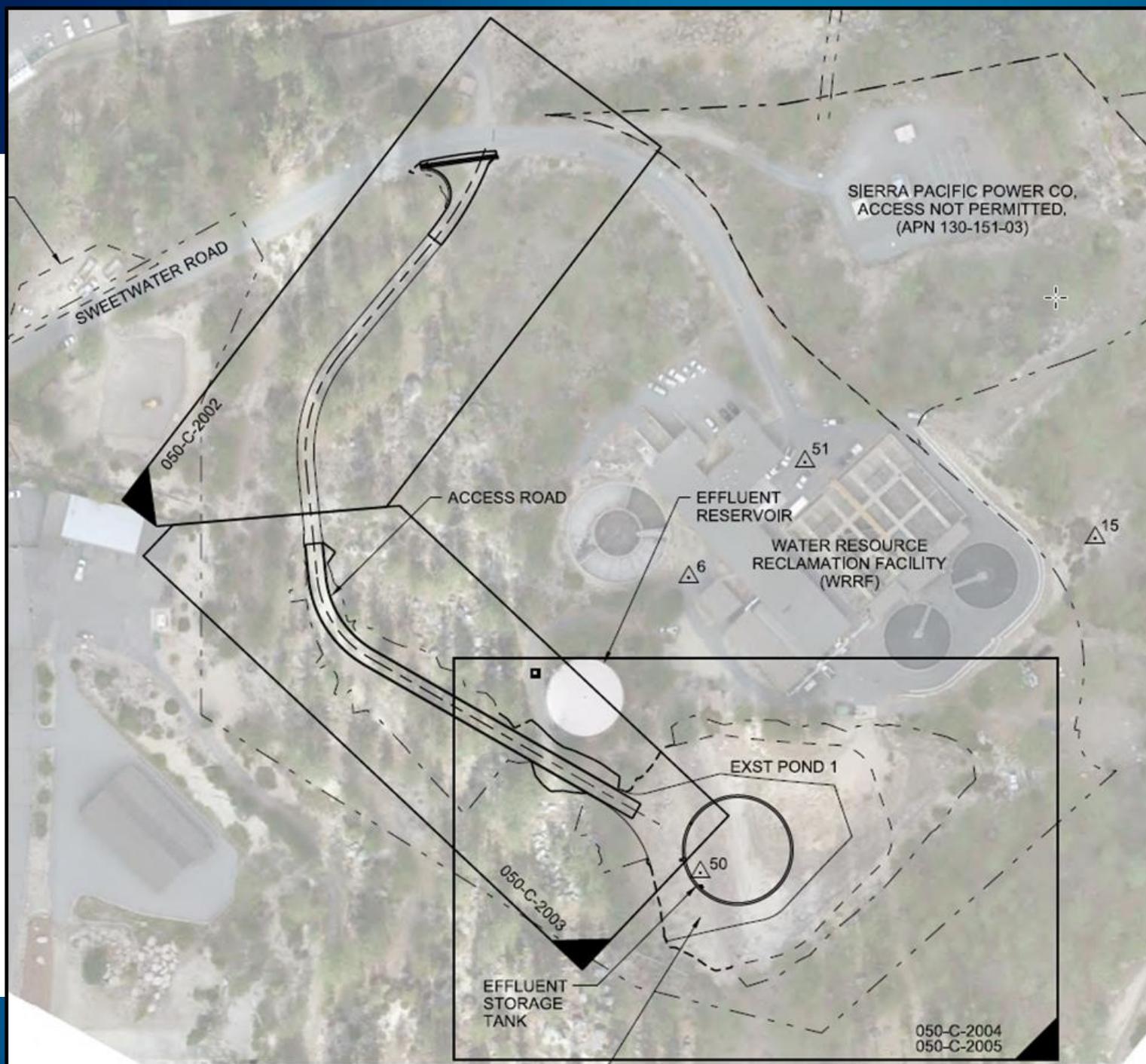
- The regulatory zoning of the parcel is 67% Tahoe Tunnel Creek (TA_TC) & 33% Ponderosa Ranch (PR).
- The parcels to the north, south and west have a regulatory zoning of TA_TC and the parcels to the west are PR and Tahoe Mt. Shadow (TA_MS).
- The IVGID Water Resource Recovery Facility (WRRF) is located in the southern portion of the parcel, while the northern portion is undeveloped forest.

Evaluation



- The proposal is for the IVGID Water Resource Recovery Facility (WRRF).
- The applicant is proposing to expand the use type of public utility center to construct a 40 foot high and 99-foot diameter 2-million gallon reinforced concrete effluent water storage tank.
- The request will disturbing 100,000 SF of the site and any extra material is proposing to be balance on site, to help lessen truck travel on the local roads.

Site Plan

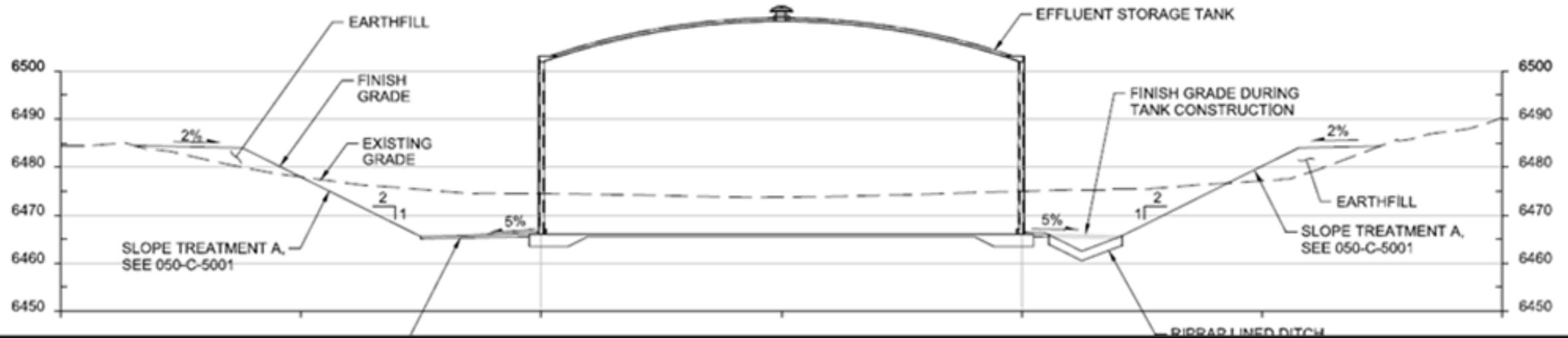


Evaluation

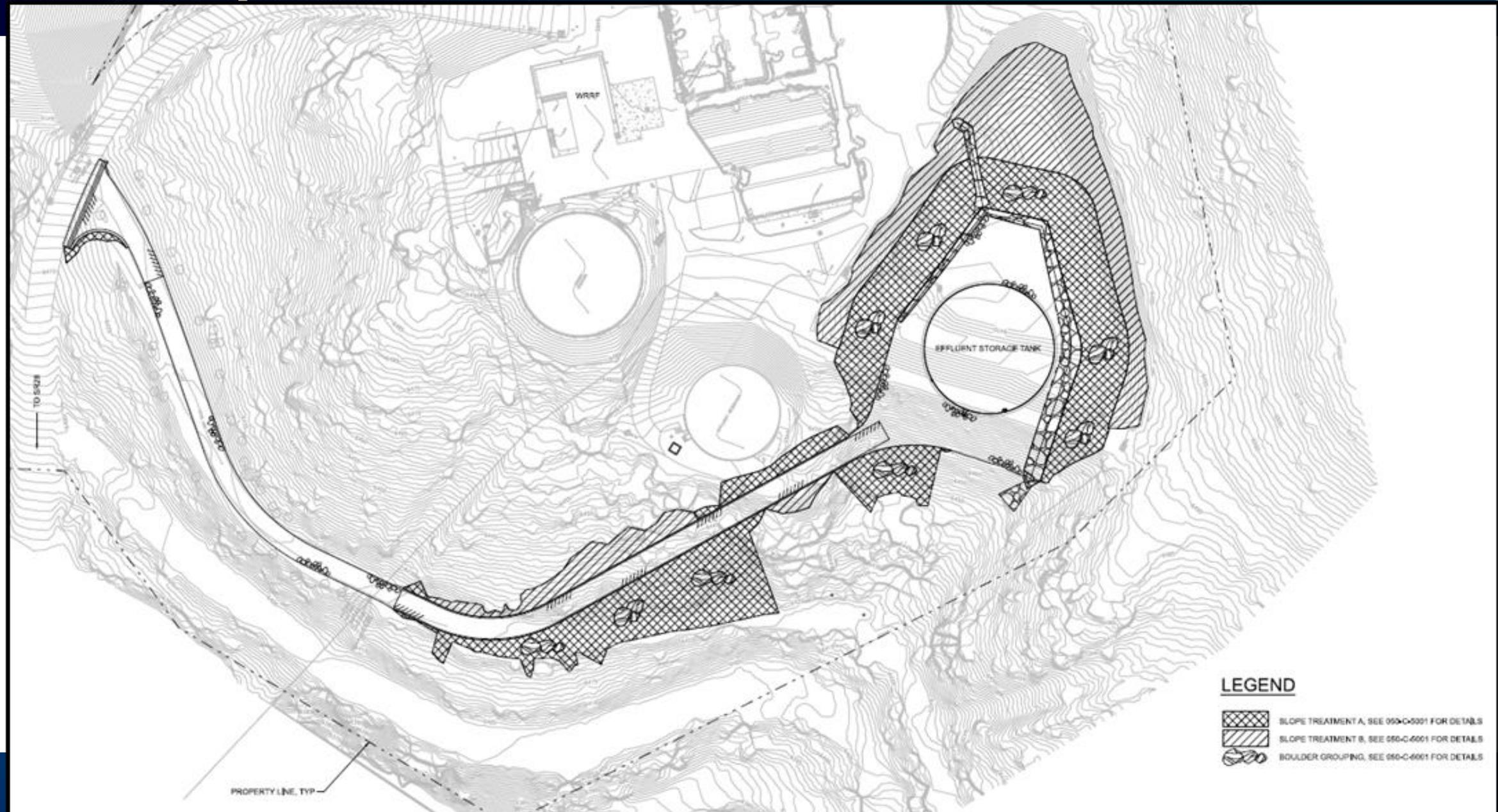


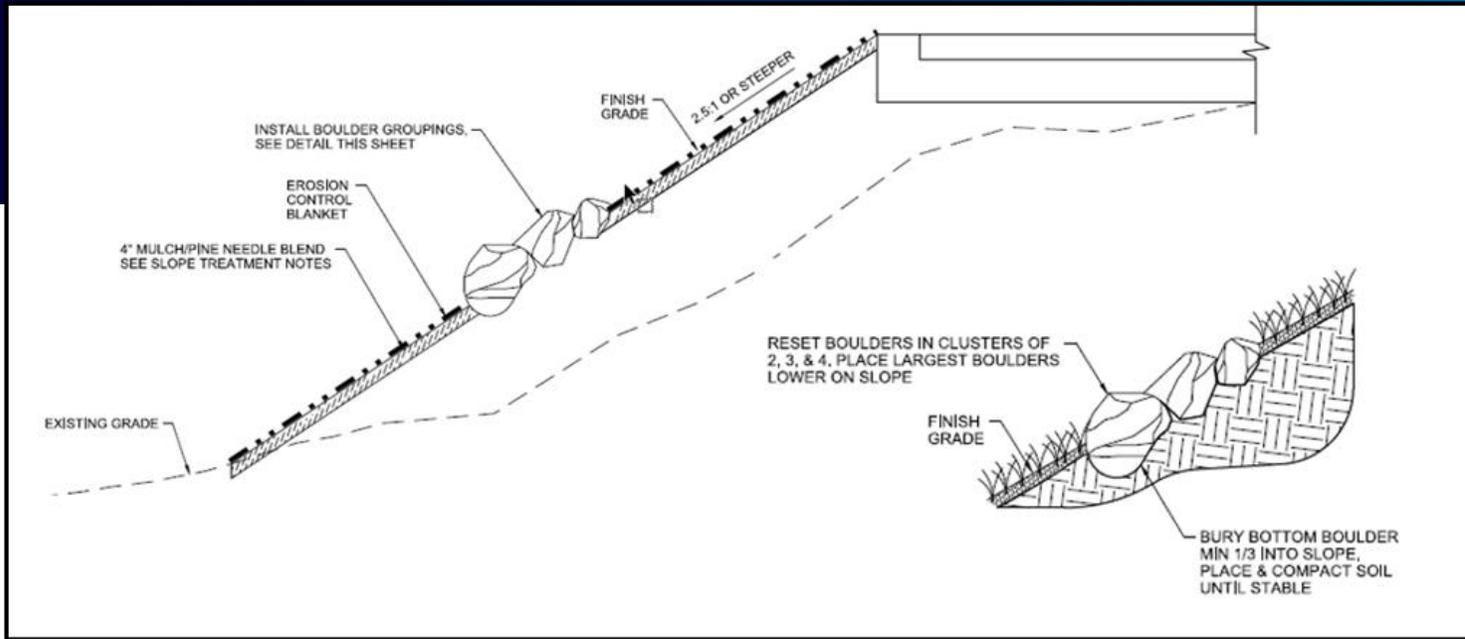
- There is an existing 500,000 gallon tank on the site and it will remain to provide additional water storage.
- The new tank will be located where the existing IVGID effluent storage pond is located, adjacent to the Mill Creek dam.
- Locating the tank in this area will minimize the visibility of the tank.
- The tank will still be partially visible from the SR 28 , however there are no residential properties adjacent to the site.
- The tank will be painted according to TRPA Scenic Protection Program requirements.
- The existing dirt roadway will be incorporate into the proposed roadway and will be paved at the entrance off Sweetwater and where slopes are 12% or more.

Effluent Water Storage Tank Diagram

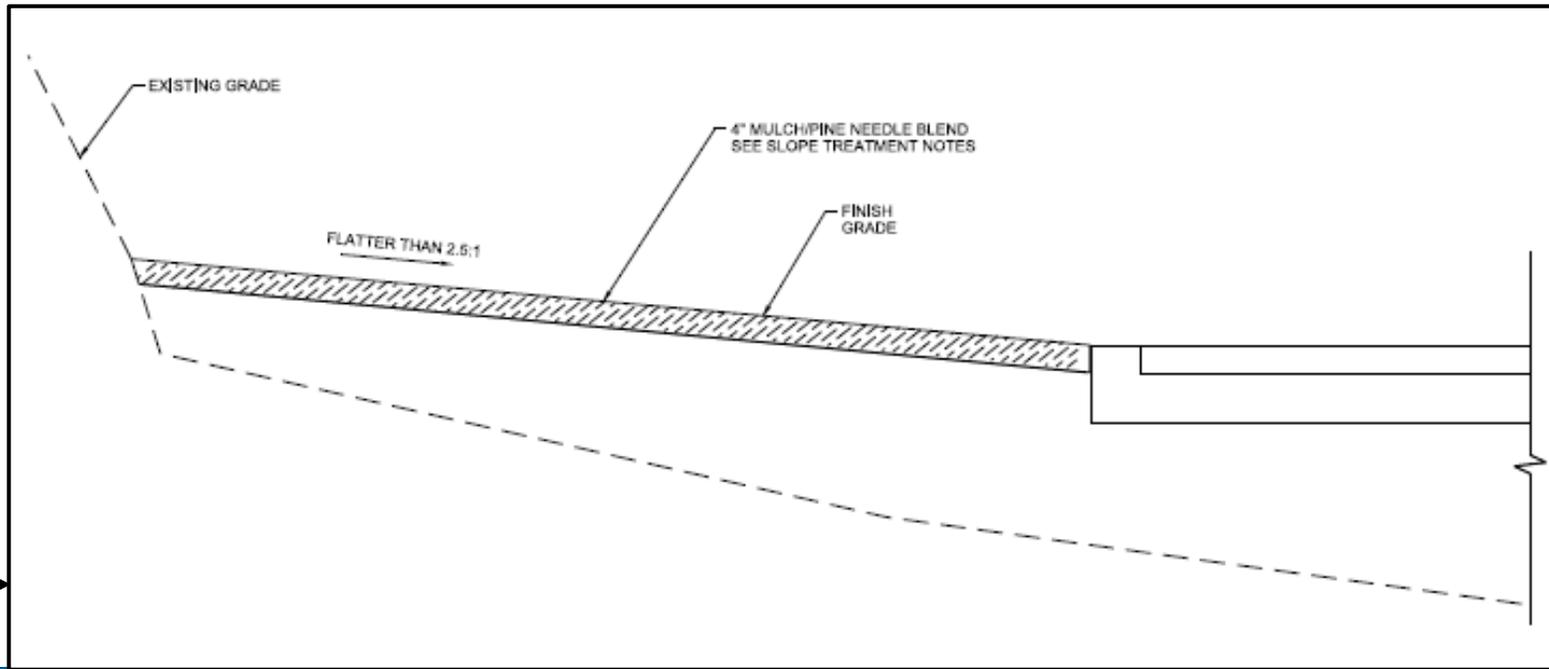


2:1 Slopes





• Slope Treatment A



• Slope Treatment B



Modifications



1. 110.438.45(a): Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)
 - Staff supports the wavier to allow 2:1 slopes, will minimize the disturbed area, lessen fill material and impact to the site, reduce the overall grading, and scarring of the site.
2. 110.438.70: To revegetate to preserve erosion control
 - Staff supports the wavier to not revegetate the site because the soil on the site is decomposed granite and establishing vegetation in this type of soil is difficult. The applicant is proposing to use of the mulch and pine needles which will provide the stabilization from erosion.

3. 110.412.25(c) Preservation of Significant Trees

- Staff supports the wavier of not replacing trees to support the North Lake Tahoe Fire Protection District (NLTFPD) defensible space program and the numerous trees on the site.

4. 110.412.40(a) A minimum twenty (20) percent of the total developed land area shall be landscaped

- Staff supports the wavier because of the significant vegetation on the site and to support the NLTFPD defensible space program.

Neighborhood Meeting

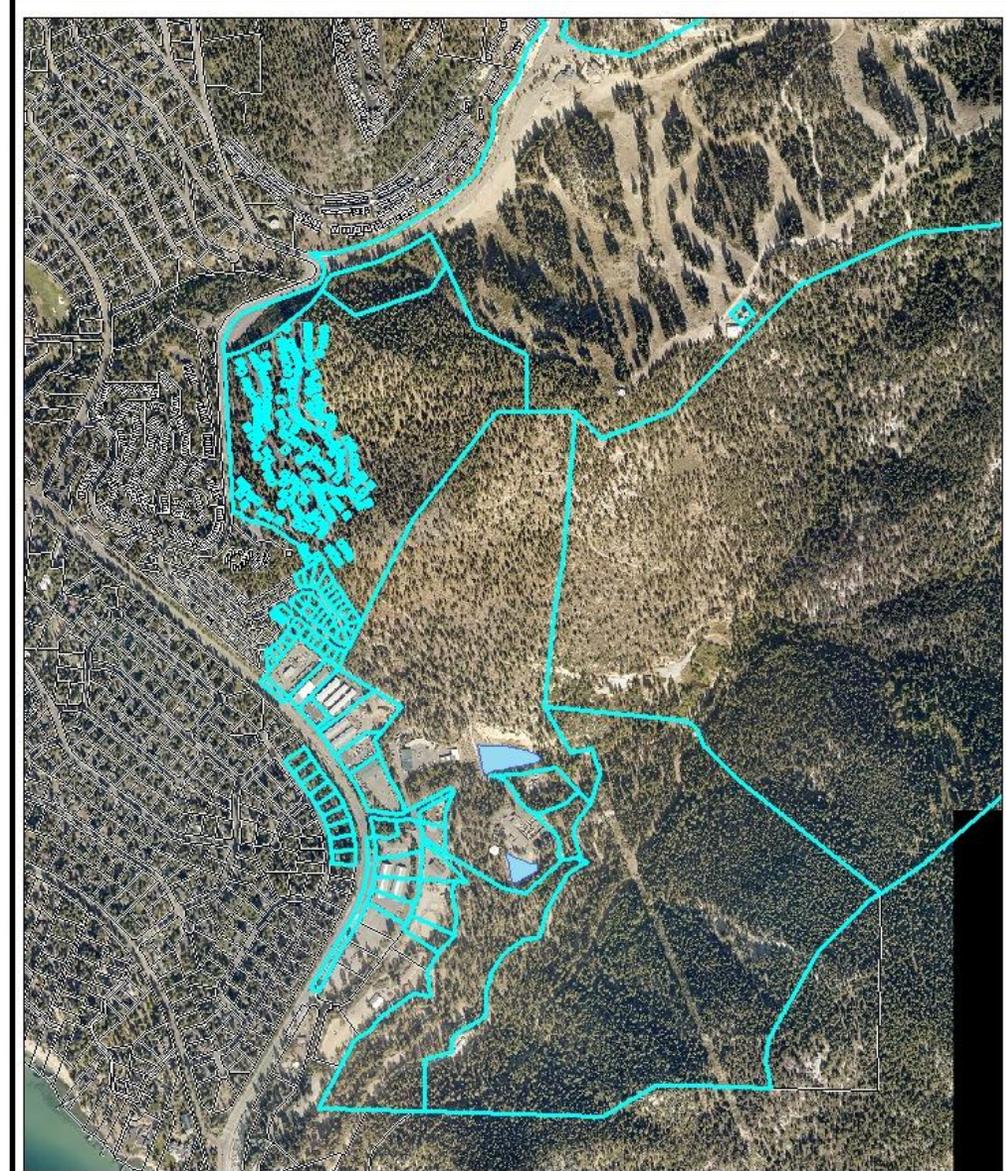


The applicant held a neighborhood meeting at IVGID Administrative Office at 893 Southwood Blvd. in Incline Village on August 16, 2022. There were four attendees and there were questions about:

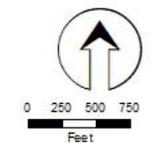
- Layout of the site
- Road steepness and pavement
- The need for the existing 500,000 gallon tank
- Locating the fill material
- Removal of dam

Noticing

46 parcels were noticed and no emails or phone calls were received.



WSUP23-0002 IVGID Tank
Noticing Map- 500 feet



Source: Planning and Building Division

Date: 4/12/2023

Reviewing Agencies



- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval

Findings



Staff is able to make the required findings, as shown in the staff report and recommends approval

Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0002 for Incline Village General Improvement District (IVGID), with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

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